



# Value-Add Investments

We provide short-term loans to purchase and renovate residential properties. Our bridge loans support fixing and flipping, fixing and renting, buying and holding properties for future construction, and adding ADUs. We close with the speed of a hard money lender while offering much more affordable debt cost.

## Lending Criteria (by Experience)

	0-4 Projects	5-9 Projects	10+ Projects
Loan Amount	\$100,000 to \$1,500,000	\$100,000 to \$1,500,000	\$100,000 to \$1,500,000
Loan Term	6 to 18 Months	6 to 18 Months	6 to 18 Months
Loan To Cost	Up to 80%	Up to 85%	Up to 85%
Rehab Financing	100%	100%	100%
Loan to ARV	Up to 70%	Up to 70%	Up to 70%

## Additional Guidelines

- **Property type:** Eligible properties are 1-4 unit detached homes, townhouses, warrantable condos, and apartments with up to 10 units (at reduced LTV). Loans are restricted to investment properties. Owner-occupied properties are not allowed.
- **Where we lend:** We lend in non-rural metropolitan areas except in Alaska, Hawaii, Illinois, Nevada, North Dakota, South Dakota, West Virginia, and Wyoming.
- **Borrower:** Loans are made to entities. A personal guarantee is customary. An individual borrower may be considered in states where allowed.
- **Investing experience:** Fix-and-flip and BRRRR (fix-and-rent) projects completed in the last three years count towards experience. General contracting experience may be considered.
- **Loan amount and fees:** Higher loan amounts may be considered.
- **Wholesale properties:** Assignment fees are acceptable up to 15% of purchase price or \$50,000, whichever is less.
- **Renovation holdback and draws:** The renovation holdback reimburses expenses. A draw request takes 2-3 business days and requires a virtual property walkthrough and lien release.
- **Minimum liquidity:** Down payment, closing costs, three months of debt service, and 15% of renovations.
- **Second liens:** Subordinate financing is ordinarily not allowed but may be considered for experienced investors and repeat clients. We must approve any second-lien amount, terms, and lender.
- **Credit history:** We perform a soft credit inquiry to qualify a loan application. A guarantor should not have serious delinquencies in the last two years or a foreclosure, bankruptcy or related credit event in the last four years.

# 1-4 Unit Rental Properties

We provide 30-year mortgages for 1-4 unit rentals. These loans are based on property cash flow—eliminating the difficulty of underwriting borrower income that is part of any conventional loan. We can structure bridge loans to avoid seasoning on the refinance, and fees are reduced when a borrower uses us for both the bridge and rental loan.

## Lending Criteria

<b>Loan Amount</b>	\$100,000 to \$1.5 million per property
<b>Lender Fee</b>	\$1,995
<b>Loan Term</b>	30-year fixed-rate; or 5 or 10-year interest only followed by an amortization
<b>Loan to Value</b>	Up to 80%; or up to 70% for cash-out refinances with low to no seasoning
<b>Debt Coverage</b>	Minimum 1.00 DSCR, calculated as NOI / debt service
<b>Prepayment Penalty</b>	3% stepdown of unpaid balance in Year 1, 2% in Year 2, 1% in Year 3 Reduced prepayment penalty options are available
<b>FICO Score</b>	Minimum 660
<b>Closing Timeline</b>	2-4 weeks for single properties; 4-6 weeks for portfolios
<b>Borrowers</b>	Entities only; personal guarantee and non-recourse options available

## Additional Guidelines

- Properties must be held as rentals and cannot be owner-occupied.
- DSCR of 0.75 available in select core MSA's up to 70% LTV
- Eligible properties are 1-4 unit detached homes, townhouses, and warrantable condos. To be eligible, a detached home must be at least 800 square feet, or a 2-4 unit property must average at least 500 square feet per unit.
- We lend in non-rural metropolitan areas except in Alaska, Hawaii, Illinois, Nevada, North Dakota, South Dakota, West Virginia, and Wyoming.
- Portfolio loan options are available for real estate investors looking to finance multiple properties with a single loan.
- We underwrite to the lower of leased rents or appraised market rents. Single unit purchases may be vacant at the loans inception. Two to four unit purchases and refinances can have up to one unit vacant.
- Leases must be arms length. Residential assisted living use of a property are ineligible.
- At least 25% ownership needs to qualify for the loan. A guarantor may be a foreign national (subject to lower LTV). A guarantor cannot have serious delinquencies in the last two years or foreclosures in the last four years.
- Taxes and insurance are escrowed. Mortgage payments are collected by ACH.
- New investors may be subject to a lower LTV and higher DSCR.

# Stable Asset Financing

We provide multi-year financing for newly constructed or renovated properties that are currently vacant or being stabilized and ineligible for a 30-year mortgage. These mortgages have no prepayment penalties.

## Lending Criteria

<b>Loan Amount</b>	\$150,000 to \$1.5 million
<b>Lender Fee</b>	\$1,495
<b>Mortgage Payment</b>	Interest-only with balloon payment at maturity
<b>Loan Term</b>	Up to 2 years
<b>Advance Rate</b>	Up to 75% loan to value
<b>Debt Coverage Ratio</b>	None
<b>Closing Timeline</b>	1-2 weeks
<b>Borrower</b>	Entity with personal guarantee

## Additional Guidelines

- Eligible properties are 1-4 unit detached homes, townhouses, and condos. To be eligible, a detached home must be at least 800 square feet, or a 2-4 unit property must average at least 500 square feet per unit.
- We lend in non-rural metropolitan areas except in Alaska, Hawaii, Illinois, Nevada, North Dakota, South Dakota, West Virginia, and Wyoming.
- Portfolio loan options are available for real estate investors looking to finance multiple properties with a single loan.
- These loans close with an interior property valuation that is faster and cheaper than a full appraisal.
- We perform a soft credit inquiry to qualify a loan application. A guarantor should not have serious delinquencies in the last two years or a foreclosure, bankruptcy or related credit event in the last four years.
- Subordinate financing is not allowed.
- > 1,500,000 loan amounts eligible on a case by case basis